040.0	0008	0001.0	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,390,300 /	1,390,300
					USE VALUE:	1,390,300 /	1,390,300
					ASSESSED:	1,390,300 /	1,390,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
173		BROADWAY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CENTRAL COOPERATIVE BANK
Owner 2:	C/O ROCKLAND TRUST
Owner 3:	
Street 1:	288 UNION STREET
Street 2:	
Twn/City:	ROCKLAND
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02370 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .328 Sq. Ft. of land mainly classified as Bank with a Bank Building built about 1960, having primarily Brick Exterior and 1676 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B4	VEH OR BU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
341	14279.000	348,900	26,600	1,014,800	1,390,300
Total Card	0.328	348,900	26,600	1,014,800	1,390,300
Total Parcel	0.328	348,900	26,600	1,014,800	1,390,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 829.53 | /Parcel: 829.53

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	27553
GIS Ref	
GIS Ref	
Insp Date	09/12/18

!3376!

PREVIOUS ASSESSMENT

Parcel ID: 040.0-0008-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	341	FV	348,900	26600	14,279.	1,014,800	1,390,300		Year end	12/23/2021
2021	341	FV	348,900	26600	14,279.	997,500	1,373,000		Year End Roll	12/10/2020
2020	341	FV	348,600	26600	14,279.	980,200	1,355,400	1,355,400	Year End Roll	12/18/2019
2019	341	FV	329,100	27100	14,279.	922,500	1,278,700	1,278,700	Year End Roll	1/3/2019
2018	341	FV	329,100	27100	14,279.	807,200	1,163,400	1,163,400	Year End Roll	12/20/2017
2017	341	FV	329,100	27100	14,279.	634,200	990,400	990,400	Year End Roll	1/3/2017
2016	341	FV	329,100	27100	14,279.	634,200	990,400	990,400	Year End	1/4/2016
2015	341	FV	319,400	27500	14,279.	576,600	923,500	923,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:59:44

LAST REV

Date	Time
10/09/19	15:37:51
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3376

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	10596-390		1/1/1981		195,000	No	No		Y

USER DEFINED

Prior Id # 1:	27553
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/28/2019	280	Renovate	87,400	C				
9/30/2011	1217	Re-Roof	22,900					
12/14/2004	1208	Sign	3,500	C				
6/5/2003	422	Renovate	10,000	C		G6	GR FY06	
2/7/1995	41	Manual	1,000	C				SIGN

ACTIVITY INFORMATION

Date	Result	By	Name
5/28/2019	I & E Return	JO	Jenny O
9/12/2018	Info At Door	PH	Patrick H
2/10/2017	I & E Return	EMK	Ellen K
5/11/2016	I & E Return	EMK	Ellen K
3/12/2009	Meas/Inspect	197	PATRIOT
6/22/2005	Permit Visit	BR	B Rossignol
4/6/2000	Meas/Inspect	197	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
341	Bank		14279		Sq. Ft.	Site		0	44.	1.62	CG									1,014,785						1,014,800	

Total AC/HA:	0.32780	Total SF/SM:	14279	Parcel LUC:	341	Bank	Prime NB Desc	COMM GD	Total:	1,014,785	Spl Credit		Total:	1,014,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	45 - Bank		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	12		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.2	%

CALC SUMMARY

Basic $ / SQ:	150.00
Size Adj.:	1.25000000
Const Adj.:	1.03908408
Adj $ / SQ:	194.828
Other Features:	15673
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	427836
Depreciation:	112093
Depreciated Total:	315743

COMMENTS

1960 / ROCKLAND TRUST.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 0			BRs: 0				Baths:		HB 2		

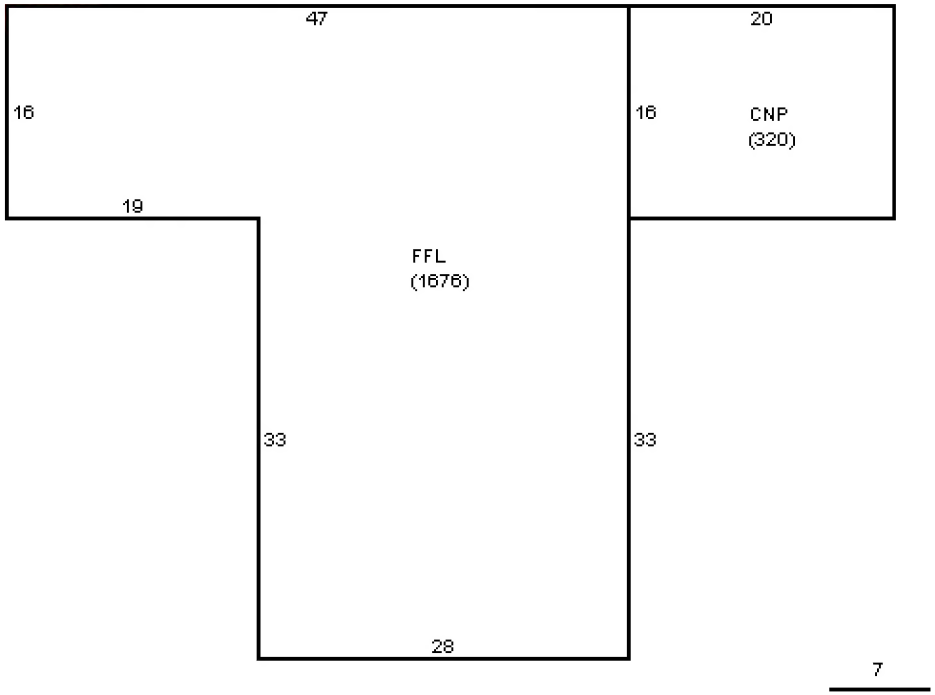
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,676	194.830	326,532
CNP	Canopy	320	35.560	11,378
	Net Sketched Area:	1,996	Total:	337,910
Size Ad	1676	Gross Area	1996	FinArea 1676

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	235.74
Special Features:	33200	Val/Su Net:	174.80
Final Total:	348900	Val/Su SzAd	208.17

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

040.0-0008-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
84	Sign-Ilum	D	Y	1	25	A	AV	1985	100.00	T	27.2	341			1,800			1,800
58	D-UP,PNU	D	Y	1	1	A	AV	1985	20,000.00	B	26.2	341			14,800			14,800
57	Drive-Up	M	S	1	1	A	AV	1985	10,000.00	B	26.2	341			7,400			7,400
85	Paving	D	Y	1	5000	A	AV	1985	2.50	T	27.2	341			9,100			9,100
60	A-T-M	M	S	1	1	A	AV	1985	35,000.00	B	26.2	341			25,800			25,800
77	Lite-Single	D	Y	2	1	A	AV	2003	500.00	T	12.8	341			900			900

More: N | Total Yard Items: 26,600 | Total Special Featues: 33,200 | Total: 59,800